

STATE OF MISSISSIPPI

MICHAEL E. SIMON, HENRIETTA J. SIMON,
JOSEPH R. FOLKERTS AND MARY LEE FOLKERTS,

May 11 1 22 PM '95

GRANTORS

May 19 3 50 PM '95

BK 285 PG 602
W.E. DAVIS JR. CLK.

TO:

WARRANTY DEED

BILL UTROSKA,

GRANTEE,

BK 285 PG 602
W.E. DAVIS JR. CLK.
W. Graham DC

FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, MICHAEL E. SIMON, HENRIETTA J. SIMON, JOSEPH R. FOLKERTS AND MARY LEE FOLKERTS, Grantors herein, hereby sell, convey and warrant unto BILL UTROSKA, Grantor herein, the lands lying and situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 1, as shown on the S.E. Co., Inc., survey and plat attached hereto as Exhibit A and further described as follows: Part of Section 14, Township 1 South, Range 8 West, DeSoto County, Mississippi, as more particularly described:

BEGINNING at a point said point being in the east R.O.W. of U.S. Highway 51, 251.40' northwestwardly of the north R.O.W. of Forrest Drive as measured along the said R.O.W. of U.S. Highway 51; thence with an interior angle of 90 degrees with the south line of this lot go Northwestwardly along the said U.S. Highway 51 R.O.W. 38.40' to a tangeant point; thence go Northwestwardly along a curve to the right 116.98' to a point on the accepted Tennessee-Mississippi State Line; thence go Eastwardly along the said Tennessee-Mississippi Line - 272.37' to a point; thence with an interior angle of 34 degrees 46' 37" go southwestwardly - 227.30' to the point of beginning, this line meant to describe the line separating the firewalls of the Stateline Animal Clinic from an adjoining building. This lot contains 0.43 acres, more or less.

There is a 10' wide ingress-egress easement along the north line of this lot and to the entrance to the northwest side of the building located on Lot 2 as shown on the Survey Plat.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities; to subdivision, zoning and health regulations in effect in DeSoto County, Mississippi; and to any prior conveyance or reservation of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on or under subject property; and to the restrictive covenants of said subdivision of record in the office of the Chancery Clerk of DeSoto County, Mississippi.

The Grantee herein by acceptance of this conveyance assumes and agrees to pay all ad valorem taxes for the year 1995.

WITNESS THE SIGNATURE OF THE GRANTORS, this the 4th day of May, 1995.

Michael E. Simon
MICHAEL E. SIMON, GRANTOR

Henrietta J. Simon
HENRIETTA J. SIMON, GRANTOR

Joseph R. Folkerts
JOSEPH R. FOLKERTS, GRANTOR

Mary Lee Folkerts
MARY LEE FOLKERTS, GRANTOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 3rd day of May, 1995, within my jurisdiction, the within named MICHAEL E. SIMON, who acknowledged that he executed the above and foregoing instrument as his free act and deed.

Deagay D. Neal Young
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES DEC. 11, 1995

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 3rd day of May, 1995, within my jurisdiction, the within named Henrietta J. SIMON, who acknowledged that she executed the above and foregoing instrument as her free act and deed.

Reagan D. Neal Young
NOTARY PUBLIC

My Commission Expires:
MY COMMISSION EXPIRES DEC. 11, 1995

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 4th day of May, 1995, within my jurisdiction, the within named JOSEPH R. FOLKERTS, who acknowledged that he executed the above and foregoing instrument as his free act and deed.

Reagan D. Neal Young
NOTARY PUBLIC

My Commission Expires:
MY COMMISSION EXPIRES DEC. 11, 1995

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 4th day of May, 1995, within my jurisdiction, the within named MARY LEE FOLKERTS, who acknowledged that she executed the above and foregoing instrument as her free act and deed.

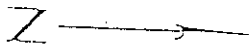
Reed I. Neal Young
NOTARY PUBLIC

My Commission Expires:
MY COMMISSION EXPIRES DEC. 11, 1995

Grantors: 2329 Barrett
Address Southaven, Ms 38621
City, State, Zip
Home Phone: 601-349-2539
Work Phone: N/A

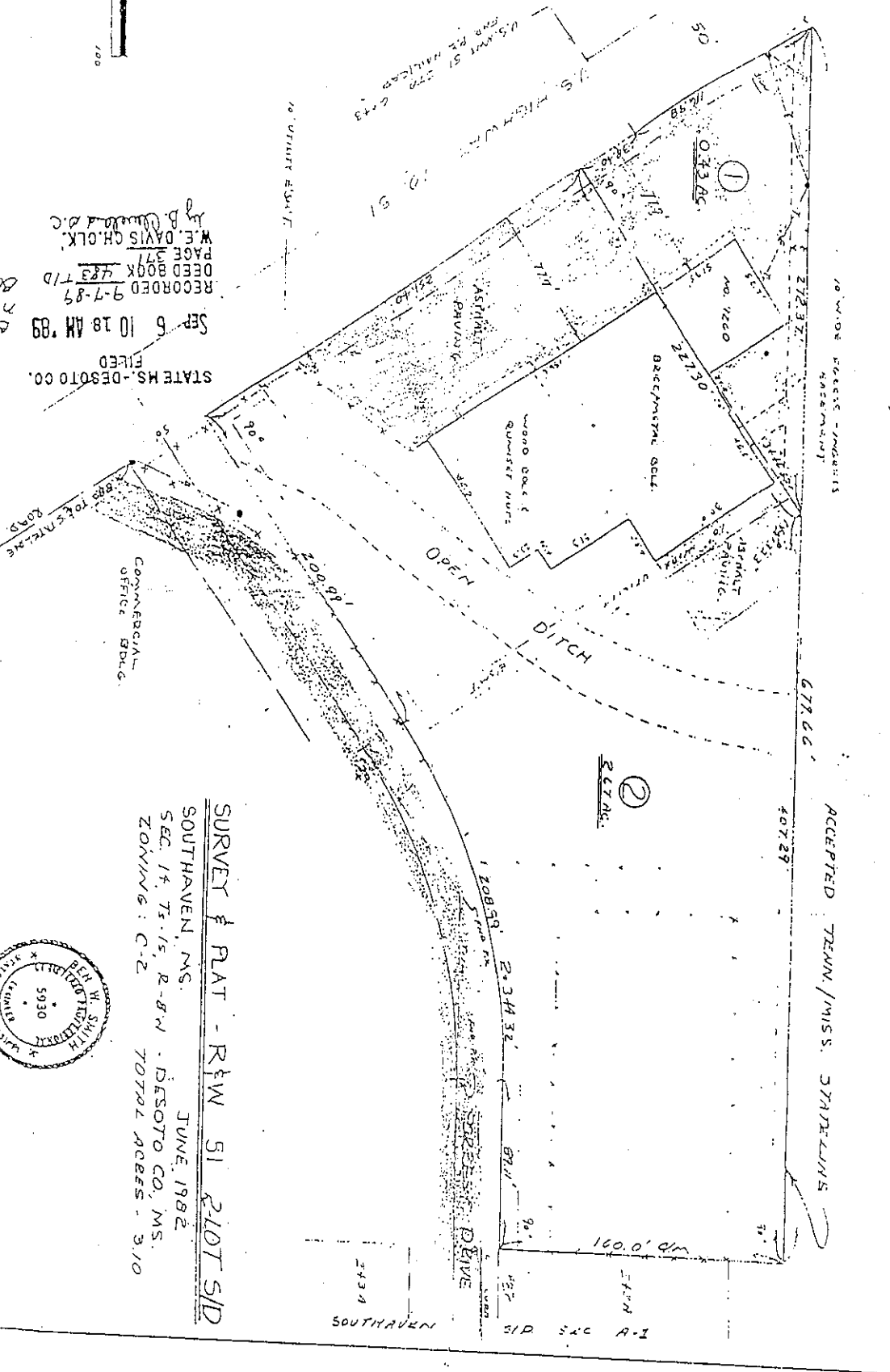
Grantee: 100 Guthrie Drive
Southaven, MS 38671
Home Phone: 601-342-0303
Work Phone: 601-393-4280

This Instrument Prepared By:
WINN DAVIS BROWN, JR.
ATTORNEY AT LAW
P.O. Box 249
Southaven, MS 38671
(601) 393-9466



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STATE MS. DE30 TO CO.
FILED
SEP 6 10 18 AM '89
RECORDED 9-7-89
DEED BOOK 483 TID
PAGE 371
W.E. DAVIS CH. CLK.
J.B. Davis & Co.



SURVEY & PLAT - R&W 51 2-LOT SID
SOUTHAVEN, MS. JUNE 1982
SEC. 14, T3.15, R-8W - DESOTO CO., MS.
ZONING: C-2 TOTAL ACRES - 3.10

PREPARED BY S.E. CO. INDEPENDENT BOX 224 SOUTHAVEN, MS.



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This Document should be Indexed Under the Checked Quarter Quarter Sections

DeSoto County, MS
 Section 14 Township 15 Range 8W

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